

The Lemon Grove REVIEW

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Vol. 48, No. 29

Serving Lemon Grove and nearby communities

Tuesday, December 26, 1995 25c

You're in the corps now

by Dave Schwab

Think of it as "workfare" for students seeking financial aid for higher education.

AmeriCorps, the National Civilian Community Corps (NCCC), is a residential service program for young people ages 18 to 24, allowing them to reside in dormitories while doing full-time community-service projects to earn awards of \$4,725 per year for college or job training.

"It's an additional way for people to get funds for school in light of the cost increases," said Lina Ericsson, AmeriCorps public affairs coordinator in San Diego. "It's not intended as a replacement for loan programs. It promotes national service, getting more quality people into public-service opportunities."

Created by the Clinton Administration, AmeriCorps was inspired by the Depression-era Civilian Conservation Corps, which put thousands of people to work restoring the natural environment.

AmeriCorps' Western Region headquarters, based in San Diego in Point Loma at the Naval Training Center, began with its first class in September 1994. Young, energetic AmeriCorps volunteers started popping up around East County.

One of the first major projects for AmeriCorps' "second class" was the Paint Lemon Grove project in October. A total of 275 AmeriCorps' members participated in the community improvement project, removing blight and

because my father grew up in Lemon Grove," said Susie Heyob, a 29-year-old AmeriCorps team leader who directs members' work activities. "It was neat to go back in his community and make a difference."

In the three months that Gina Caudillo, 18, of Santee has been an AmeriCorps' member, she's done everything from school tutoring to hands-on community restoration work with the Paint Lemon Grove project.

"It makes me feel really good to be getting out into the world and doing something," Caudillo said. "I felt sheltered ... like I wasn't doing enough. I'm tutoring fourth-graders now in reading, math and writing — whatever comes up. I sit and work with them one-on-one."

AmeriCorps members are a diverse cross-section of society. Some are college grads, some are right out of high school. Some have received their high school equivalency while in the program.

Heyob said diversity in the corps goes beyond ethnic or income differences.

"Diversity doesn't mean black or white," Heyob said. "It's, are you from an urban background, or a place in a very rural area?"

City dwellers work alongside farm hands on Heyob's team. Her team members are also regionally diverse. Eight of her 12 team members are from east of the Mississippi River.

She said AmeriCorps is uniquely equal-opportunity, pro-



AmeriCorps volunteers sand picnic tables at a campground in Campo.
Photo by Russell Lombard

have people from across-the-board, all socio-economic levels," she said.

Where corpsmembers work is as varied as team membership, she said. Team projects often require days or even weeks of commitment.

"You might work on an Indian reservation or a wildlife refuge out in the middle of nowhere," she said. "In addition to that, we do disaster relief — sandbagging, working closely with the Red Cross — usually a day after the disaster — providing human services, logistics or mass care, like setting up shelters, feeding people."

Lina Ericsson, AmeriCorps spokeswoman, said the "core" of AmeriCorps is commitment.

"It's essential," she said. "The only qualification really is that they're committing to community service for a year, involving a sacrifice of time and freedom."

Ericsson said applicants for AmeriCorps are assessed for program membership based on their past histories of volunteer community-service involvement — anything that shows faith or inter-

est in helping others.

AmeriCorps participation is extremely beneficial to non profit organizations.

"It gives them a very stable labor force, because most of these organizations rely on volunteer work," Ericsson added.

Non-profit groups benefiting

from AmeriCorps participation include Habitat For Humanity, a program in which volunteers build low-income housing, the YMCA and various educational and governmental organizations.

In East County, AmeriCorps is doing work in youth violence prevention programs in local schools, Ericsson said. They recently started a new phase of project development out in the East County mountains.

"We have been doing work on the Pacific Crest Trail in Julian," Ericsson said, "an environmental project going along with riding and hiking trails."

Heyob, who has a degree in urban planning studies from UCSD, has a long history of community service participation. She's worked with Habitat for Humanity, the National Park Service in Alaska and the Red Cross in San Francisco. She performed disaster-relief services in the aftermath of the Northridge earthquake.

"When I heard about AmeriCorps, I thought about how really great it would be to incorporate all my past community service into projects that fall within the environment and unmet human needs — doing low-income housing, immunizations, education," she said.

She said AmeriCorps really affords its members an unparalleled opportunity to come to grips with the paramount social problems of our time — poverty, illiteracy, urban blight, etc.

"It really puts young people in a position to come face-to-face with those problems," she said. "It's going to change their perspective forever. People will go back to their communities and become more activist, start grassroots organizations. It will really change this country for the better."

State operates AmeriCorps liaison

The Commission on Improving Life Through Service was created by Gov. Wilson to administer AmeriCorps programs and develop a comprehensive plan for service in California. There are over 2,500 AmeriCorps members in California, working in the areas of education, public safety, human needs and the environment.

Applicants must be 17 years of age or older and must have either a high school diploma or its equivalent. Members receive an award of \$4725/year for full-AmeriCorps programs; criteria can vary among different programs.

Programs interested in funding for the AmeriCorps USA program may apply to the to California Commission if they operate solely within California, or to the Corporation for National Service if they are a multi-state organization. To that end, programs have been categorized by whether they operate through the State Commission or directly through the National Corporation. Additionally, for your convenience, programs are categorized by program type (AmeriCorps USA, Learn and Serve, etc.) and regionally throughout California.

For further information, contact the Commission on Improving Life Through Service, 1121 L Street, Suite 600, Sacramento, CA 95814. The phone number is (916) 323-7646. Email can be sent to: CaAmeriCorp@aol.com



Corps members spruce up a house during the during Paint Lemon Grove Project.
Photo by Russell Lombard

putting a fresher face on a designated older urban neighborhood.

"Assisting with Paint Lemon Grove was fulfilling for me

viding anyone, regardless of their family support system or background, an opportunity.

"That's really important to

Lemon Grove legal chunk bigger than El Cajon, La Mesa

by Ninette Sosa

Lemon Grove and Santee spend 2 1/2 times what the cities of El Cajon and La Mesa do on legal bills.

Santee paid nearly \$350,000 in legal fees, according to figures provided this week by city managers after a month of requests.

Santee Assistant City Manager Steve Wheeler disclosed this week that the city paid City Attorney Gloria McLean \$97,591 above and beyond her \$208,000 retainer. Outside attorneys were paid another \$42,296, with Santee exceeding its budget by more than \$98,000 for last fiscal year.

The city has spent more than two percent of its \$15.5 million general fund on legal fees.

Lemon Grove, which is also represented by McLean, and has a general fund of \$5.9 million, also spent about 2 percent on legal fees. The city had budgeted \$71,000 for legal fees this fiscal year and actually spent \$124,500 (the fee does include attorney time on redevelopment matters).

In contrast, El Cajon and La Mesa spent less than 1 percent of their general funds on legal fees and were closer to what was budgeted.

El Cajon and La Mesa are represented by the law firm of McDougal, Love, Eckis & Grindle. This fiscal year, El Cajon paid City Attorney Lynn McDougal an \$86,000 retainer and another \$185,500 for outside litigation. The \$216,000 total does not include redevelopment matters, which were minimal according to McDougal.

Law firm	City	Retainer	Other	Total	% of GF
McLean & McLean	Santee	\$208,000	\$139,887	\$347,887	2%
	Lemon Grove	\$30,000	\$94,500	\$124,500	2%
McDougal, Love, Eckis & Grindle	La Mesa	\$16,700	\$110,900	\$127,600	.6%
	El Cajon	\$86,000	\$185,500	\$271,500	.8%

The city of La Mesa is represented by McDougal associate Tamara Smith. Smith is a full-time attorney and a city employee, according to La Mesa Senior Accountant Robert Thatcher.

In addition, La Mesa paid McDougal, Love, Eckis & Grindle and other outside attorneys a total of \$67,900. La Mesa's legal fees for this fiscal year totaled \$127,600.

Santee City Council members questioned McLean on some of the billing presented at the council meeting last week.

Councilwoman Lori Howard has repeatedly voted against paying city bills, demanding more details on expenses. At the Dec. 13 meeting, Howard again voted against paying the warrants.

Councilman Jim Romine chastised Howard for misunderstanding the system and asked City Manager Ron Ballard to give her the information on McLean's billings.

Ballard produced for each council member a copy of a check paid to McLean in November in the amount of \$21,858.

Ballard said that \$17,333 was for the retainer, and \$4,525 was for separate litigation and rede-

velopment work.

"I see my name next to \$1,475 on a teleconference with Sam Peris," said Mayor Jack Dale. "I don't remember talking to you about a Sam Peris."

McLean said she didn't necessarily mean that it was a telephone call about that matter, without any further explanation.

Howard asked McLean why there wasn't any billing for attending the July meeting of the Manufactured Home Fair Practices Commission.

"It's maybe that I forgot to write it down," McLean said. "It has been known to happen on a number of occasions, and sometimes I just miss things."

Lemon Grove Sheriff Log

July 7-Nov. 15, 1995

3200 blk. Acacia St. Residential burglary. Keyboard. \$125 value.

Sept. 12-Nov. 21, 1995

7700 blk. Alton Dr. Grand theft. Gold rings 3/wa. \$515 value.

Nov. 8-30, 1995

7300 blk. Pacific Ave. Grand theft. Air brush/Compressor. \$1,022 value.

Nov. 24, 1995

7500 blk. Broadway. Commercial burglary. Cash. \$74 value.

Nov. 25, 1995

3100 blk. School Ln. Attempted commercial burglary.

Nov. 27, 1995

8200 blk. Lemon Grove Way. Residential burglary. Door opener. \$150 value.

7400 blk. Mt. Vernon St. Auto theft. Hyun. Sonata. Value unknown.

Nov. 28-29, 1995

7900 blk. Lincoln St. Vehicle Burglary. Briefcase/per. cal. \$188 value.

Nov. 29, 1995

7500 blk. Broadway. Auto theft. '80 Dats. \$500 value.

Nov. 29-30, 1995

3400 blk. Washington St. Petty theft. Wheels and tires. \$1,300 value.

1500 blk. Madera St. Vehicular Burglary. Radio/c. cvr. tools. \$430 value.

Nov. 30, 1995

1800 blk. Primera St. Car jacking w/gun. '85 Honda. \$4,600 value.

Dec. 1, 1995

6800 blk. Federal Blvd. Auto theft. '89 Int. \$25,000 value.

WEATHER

The following information was provided by the Lemon Grove Fire Department.

	High	Low
December 15	72	47
December 16	65	47
December 17	68	41
December 18	68	41
December 19	63	46
December 20	-	-
December 21	65	42

The Lemon Grove Review

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• (619) 469-0101

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Submissions

Editorial and photo submissions are welcome, but will not be returned to sender unless accompanied by self-addressed, stamped envelope. The editor reserves the right to edit all submissions.

PUBLIC NOTICES

LOAN: 7231093/HARRIS-CONV OTHER: 6700115 FILE:F-13712 A.P. NUMBER 577-012-02 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED July 27, 1994, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE SOLD AT A PUBLIC SALE IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that QUALITY LOAN SERVICE CORP., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by RONNIE JAY HARRIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, and Recorded on 07/29/1994 as Instrument No. 1994-0468163 of Official records in the office of the County Recorder of SAN DIEGO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 09/08/1995 as Instrument No. 95-0401350 of said Official Records, WILL SELL on 01/08/1996 at 1:00 P.M. at THE FRONT STEPS OF THE COUNTY COURTHOUSE 220 WEST BROADWAY SAN DIEGO, CA AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: LOT 16 IN BLOCK 2, OF MONTEREY HEIGHTS, IN THE CITY OF LEMON GROVE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1966, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 6, 1926. The property address and other common designation, if any, of the real property described above is purported to be: 2109-2111 EL DORA STREET, LEMON GROVE, CA 91945 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be

CITY OF LEMON GROVE NOTICE ADVERTISING FOR BIDS

Sealed proposals will be received by the City Engineer of the City of Lemon Grove, 3232 Main Street, Lemon Grove, California, up to the hour of:

2:00 P.M., on the 10th day of JANUARY, 1996 for performing work as follows:

SAN MIGUEL AVENUE
IMPROVEMENTS
BETWEEN
LEMON GROVE AVENUE &
MASSACHUSETTS AVENUE

IN THE CITY OF LEMON GROVE CONTRACT NO. 95-07

PROJECT DESCRIPTION

The work to be done consists of furnishing all materials, equipment, tools, supervision, labor and incidentals required to complete the above stated project. The work consists of street widening which includes sidewalk, curb, gutter and pavement installation.

The bids received will be publicly opened and read at the City Offices, 3232 Main Street, Lemon Grove, CA 91945, at the time stated above. Award shall be made by the City Council at a meeting subsequent to the date above set for the opening of bids.

The bid package may be examined at the Lemon Grove City Hall, 3232 Main Street, Lemon Grove, California. Copies of the bid package and the specifications may be obtained at that location at a non-refundable charge of \$20.00 per set. The mailing fee is an additional \$10.00. All bidders should direct their questions during the bidding period to the Public Works/Engineering Department at (619) 464-6934.

No bid will be accepted from a Contractor who has not been licensed in accordance with the provisions of Chapter 9, Division III of Business and Professions Code. The bidder for this Contract must possess a valid General Engineering Contractors "A" License.

The Successful bidder must have a City of Lemon Grove Business License prior to commencement of work.

The City Council of Lemon Grove hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement for bids, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex or national origin in consideration for an award.

Attention of bidders is particularly called to the requirements of wage rates to be paid under the Contract. It should be noted by all bidders that the current State Prevailing Wage Rate Scale for the San Diego area will be required to be paid by all bidders under the conditions of the Contract. Specifically, this wage scale is the most recent "General Prevailing Wage Determination Made By The Director of Industrial Relations Pursuant To California Labor Code Division 2, Chapter 1, Part 7, Articles 2, 3, and 5." It shall be the responsibility of the Prime Contractor to comply with all applicable sections of the California Labor Code including but not limited to Sections 1776 and 1777.5.

NOTICE ADVERTISING FOR BIDS

Sealed proposals will be received by the City Engineer of the City of Lemon Grove, 3232 Main Street, Lemon Grove, California, up to the hour of:

2:00 P.M., on the 11th day of January, 1996 for performing work as follows:

TRAFFIC SIGNAL CONSTRUCTION AT WEST STREET AND BROADWAY IN THE CITY OF LEMON GROVE
CONTRACT NO. 95-20

PROJECT DESCRIPTION

The work to be done consists of furnishing all materials, equipment, tools, supervision, labor, and incidentals required to complete the above stated project with the exception of City-furnished items stated in Section IV. The work consists of the installation of a traffic signal and lighting system at West Street and Broadway.

The bids received will be publicly opened and read at the City Offices, 3232 Main Street, Lemon Grove, California. Copies of the bid package and the specifications may be obtained at that location at a non-refundable charge of \$20.00 per set. The mailing fee is an additional \$10.00. All bidders should direct their questions during the bidding period to the Public Works/Engineering Department at (619) 464-6934.

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prior to the scheduled opening.

Lemon Grove Review
December 19 & 26, 1995

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Attention of bidders is particularly called to the requirements of wage rates to be paid under the Contract. It should be noted by all bidders that the current State Prevailing Wage Rate Scale for the San Diego area will be required to be paid by all bidders under the conditions of the Contract. Specifically, this wage scale is the most recent "General Prevailing Wage Determination Made By The Director of Industrial Relations Pursuant To California Labor Code Division 2, Chapter 1, Part, Articles 2, 3, and 5." It shall be the responsibility of the Prime Contractor to comply with all applicable sections of the California Labor Code including but not limited to Sections 1776 and 1777.5.

The City Council reserves the right to reject any and all bids, or any combination of bids. Bids must be accompanied by a 10% bid bond as specified in Section I, Bidders Instructions of the bid documents. No bidder may withdraw his bid without forfeiture of his bid bond within sixty (60) calendar days after the actual date of the bid opening.

the bid opening.

Prospective bidders are hereby directed to pay particular attention to the applicable section in the bid package for full directions and requirements as to submittal of bids, bonds and agreements.

Date: 12/19/95

/s/Douglas Yount
DOUGLAS YOUNT
for City Engineer

The City of Lemon Grove complies with the Americans With Disabilities Act. If you require reasonable accommodations for this bid opening, contact the City Public Works Department at (619) 464-6934 at least 48 hours prior to the scheduled opening.

ADDENDUM NO.1

TRAFFIC SIGNAL

CONSTRUCTION
AT WEST STREET AND
BROADWAY IN THE CITY
OF LEMON GROVE
CONTRACT NO. 95-20

This addendum shall supersede any sections of the above specifications if conflicts occur. Sections not modified by this addendum shall remain as is.

1. On Page 3 the following sentence shall be revised to include the addition as highlighted:

The bidder for this Contract must possess a valid General Engineering Contractors "A" License or a General Electrical Contractors "C-10" License.

Lemon Grove Review
Dec. 26, 1995 & Jan. 2, 1996

Kwanzaa celebrates Africa, America

by Zerlina de Santis

About 35 years ago, Dr. Maulana Karenga, a professor of African-American studies and black cultural leader had an idea. Proud of his heritage, he felt a week of celebration was in order. Thus was born a seven-day festival, a time to reflect on the African past and focus on the African-American future.

The festivities begin today and continue to New Year's Day. The special week-long holiday is called Kwanzaa and it is becoming more popular every year.

Karenga combined the traditional African harvest feast — Kwansa (meaning "first fruits") — with a celebration of African-American values. He added one letter to the Swahili word so there is one letter for each day of the American festivity. It is reminiscent of the African harvest festival, but is uniquely American.

There couldn't be a festive time without decorations, and so it is with Kwanzaa. With a "bendera" — a flag with black, red and green stripes — flying in full view, families joyfully decorate their homes in red, green and black. A straw mat representing tradition is placed on a table. On the mat is the "kinara," a special candleholder with three red, three green and one black candle.

The red candles signify the struggles of the African-Americans, the green their fervent hope for the future, while the black recalls the memory of the family's African ancestors.

Seven days, seven candles, seven principles to live by. Umoja is unity; Kujichagulia, self-determination; Ujima, collective work



Linda Williams of the AFRAM Cultural Learning Center in El Cajon shows children how to make red, green and black Kwanzaa cards.

Photo by Steven Saint

and responsibility; Ujamaa, cooperative economics; Nia, purpose; Kuumba, creativity; and Imani, faith and strength.

Each night is dedicated to one of the principles and a candle is lit. By the seventh night, all candles are lit, all principles have been celebrated and discussed and token handmade gifts, referred to as zawadi, are exchanged by adults and children alike. The week culminates in a special dinner and the passing of the Kikimbe, the unity cup.

In a happy ceremony, all in the family and their guests take a sip and call out "harambee — let's all pull together."

Locally, a Kwanzaa open house will be held from 10 a.m.

to 2 p.m. Friday at the Ankh Center, located at 7885 Broadway in Lemon Grove. This coincides with the Kwanzaa day of Ujamaa.

"Ankh" is the ancient Egyptian word for "life." The Ankh Center, partially funded by the Ryan White Care Act, is a mental health wellness center serving the mental health needs of San Diego's African American community.

Center Director Denise M. Giusti-Bradford requests that each guest coming to the open house bring an ethnic dish in the African tradition of sharing. There will also be a raffle for cultural prizes.

For information about the Ankh Center call Joe, Duane or Denise at 462-4711.

1995 was a good year for video release

by Greg Eichelberger

Now that another year has come and gone, I, as a major film buff, thought I'd pass along my top ten video releases of 1995.

1. ED WOOD. Tim Burton's loving, quirky tribute to cross-dressing, al I-time bad director Edward D. Wood, Jr. ("Glen Or Glenda", "Plan 9 From Outer Space"). Johnny Depp plays Wood with the never-say-die spirit embodied by those who truly love the cinematic experience.

2. QUIZ SHOW. A satisfying, intelligent little film about the 1958 quiz show scandal that brought down such TV giants as "Twenty-One", "Dotto" and "The \$64,000 Question." The film, Robert Redford's direction, screenplay and Paul Scofield's supporting performance were all Oscar-nominated. Captures the dramatics of the Golden Age of television.

3. APOLLO 13. Based on the true story of the ill-fated 1970 moon-landing mission, Ron Howard's technical and powerful summer box office champion is the odds-on favorite to rake in the Oscars in March. Tom Hanks, Bill Paxton and Kevin Bacon are the imperiled astronauts, while Ed Harris leads those on the ground at Mission Control. Taut and suspenseful to the end, this film

highlights not only the bravery of Lovell, Haise and Swaggart, but also the cool under fire exemplified by NASA at its zenith.

4. THE SHAWSHANK REDEMPTION. Tim Robbins stars in this version of a Stephen King story about murder and corruption at Maine's Shawshank Prison. Convicted (but innocent) of killing his wife and her lover, Robbins, through beatings, sexual assaults and abuse by guards, learns that freedom and hope are all that matter.

5. FORREST GUMP. 1994's big winner at the Oscars, this episodic tale of one dullard's (Tom Hanks) accidental influences on a variety of historical events earned over \$300 million domestically. Hanks' Oscar win, his second in a row ("Philadelphia"), makes him only the second such actor to accomplish this feat (Spencer Tracy-1937-38).

6. MAVERICK. Mel Gibson (in the title role), Jodie Foster and James Garner head up a rollicking good time in this big-budget, big-screen treatment of the 1950's tongue-and-cheek Western TV show that originally starred Garner himself in the lead role.

7. CASPER. Kids love the special effects of this live-action version and adults will enjoy the humor and fondly recall their own viewing of the Harvey cartoon show.

8. THE SANTA CLAUSE. Sweet, simple tale of a divorced father growing apart from his son, who inadvertently frightens Santa, causing him to plummet from his roof and subsequently disappear. He dons the leftover suit and soon discovers he is actually turning into St. Nicholas. Tim Allen does a nice job and the picture avoids becoming overly maudlin.

9. LITTLE WOMEN. Wynona Ryder was nominated for Best Actress in this third production (1933 and 1949) of Louisa May Alcott's Civil War-era semi-biographical account of her family in Massachusetts. Flanked by Claire Danes ("My So-Called Life"), and Susan Sarandon. I personally prefer the 1933 version, but this is certainly a beautifully shot, well-acted film.

10. THE BRADY BUNCH MOVIE. Betty Thomas ("Hill Street Blues") directs an interesting tribute to the first family of sitcoms from that by-gone era of bell-bottom slacks, mini-skirts and polyester shirts. Gary Cole, plays the morally philosophizing dad to Shelley Long's perfect mom, a far cry from her role as Diane on "Cheers". The kids all do their parts to honor their 1970's counterparts and the film pokes loving fun at not only the show, but the time in which it aired.

Commentary

Mobile home measure unfair

by the Santee Mobile Home Owners Action Committee

PREAMBLE: Mobile home park residents are, for the most part, elderly, retired, and living on fixed incomes or low incomes where they are still working. Most own or are in the process of buying their homes and pay the park owners a rental fee for the ground on which their home sits. It should be noted that the majority of these homes are no longer considered "mobile," as they are too complex to merely be hooked up and pulled away.

The problems arise when these rental fees become too high and the cost of moving these so-called mobile homes is so expensive that residents are caught in the middle where they can't pay the high rent or afford the costly move. High rental fees for the ground on which the mobile home sits has a direct bearing on the value of the home, making its marketability almost nil. For this reason, many California communities have enacted local city ordinances to protect these people from some unscrupulous park owners.

The Santee Mobile Home Owners Action Committee (SMOAC) takes the following position on the so-called "Fairness Initiative" that will appear on March's ballot:

1. *The initiative would abolish all local rent ordinances once the property changes hands.*

We are against this provision because it strips all protection from those who need it most. Resulting high rents would seriously curtail the sale to a buyer and deflate the sale price.

2. *Future rent increases would go to the full Consumer Price Index (CPI).*

We are against this because the CPI contains many economic factors such as food, etc., that have no bearing on the cost of running or maintaining a mobile home park. Most rent-control ordinances around the state use 50 - 70 percent of a selected CPI.

3. *Rental leases would be non-assumable upon sale of the home.*

This would allow the park owners to raise rents to anything they want regardless of what the present homeowner is paying, thereby making the home very near unmarketable. Such a raise would also be a very unfair to the new resident.

4. *No new rent ordinances will be permitted.*

For very obvious reasons and those listed above, we are against this provision. The backers of this initiative claim that the various rent-control ordinances in effect in the state at present are failures. This is simply not true. In Santee, as in many cities and counties with ordinances of this nature, the commission set by the city council to arbitrate differences between park owners and residents has held both sides in check while being fair and equitable to both sides.

5. *Ordinances like this are government interference.*

We must again disagree. Some kind of protection must be available to mobile home residents when unfair rent increases are demanded by park owners, because it is virtually impossible for them to just pick up and go some where else where the rent is lower.

6. *Controversy over rent control lowers resale prices.*

High space rent and greedy park owners cause resale prices to go down drastically. Rent-control ordinances are our only protection against these declines.

7. *Rent control has reduced park maintenance.*

Again, we must disagree. The rent-control ordinance and arbitration commission set by Santee's City Council, as an example, assures the park owner of a fair profit on his investment and that profit most certainly covers proper park maintenance.

8. *It is costing \$45 million to operate rent-control statewide annually.*

This is only a guess on their part with no substantiated facts and figures. If costs are high, it is only because of lawsuits brought on by park owners trying to absolve the rent-control initiatives that have controlled their greed.

10. *Should this initiative pass, it could only be repealed by a 2/3-vote of the state Legislature and a signature from the governor.*

This would be an almost insurmountable task for mobile home park residents and most likely would not happen. If it passes, it would surely curtail any future chance of park ownership by park residents in this state. Uncontrolled space rent increases would falsely inflate the park value to point that would, most likely, be out of the reach of residents on fixed or low incomes.

SUMMARY: This whole initiative is very simply an attempt on some park owners part to return to or retain their uncontrolled right to raise mobile home park space rents whenever and for as much as they like regardless of the consequences and who it hurts. This could devastate some park resident/homeowners who can least afford it by essentially making their rent too high to pay, and a move to lower rent impossible or entirely too costly. The last resort then would be to sell out and move and in far too many cases it is impossible to sell because of inflated rents. Absolute last case, just walk away from the mobile home that once represented most of your life savings. This has happened. Lets not allow this kind of injustice to continue.

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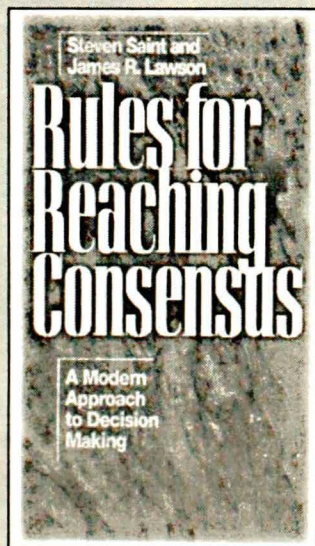
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